



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU14-00086 Morningside at Mission Ridge Unit Two  
**Application Type:** Major Preliminary  
**CPC Hearing Date:** September 25, 2014  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** East of Darrington and North of Paseo Del Este  
**Acreage:** 35.226 acres  
**Rep District:** East ETJ  
**Existing Use:** Vacant  
**Existing Zoning:** N/A  
**Proposed Zoning:** N/A  
**Nearest Park:** Park proposed within adjacent subdivision  
**Nearest School:** Across from Dr. Sue Shook Elementary  
**Park Fees Required:** N/A  
**Impact Fee Area:** N/A  
**Property Owner:** State of Texas General Land Office  
**Applicant:** Hunt Mission Ridge, LLC  
**Representative:** TRE & Associates, LLC

### **SURROUNDING ZONING AND LAND USE**

**North:** East ETJ/ Vacant  
**South:** East ETJ / School / Vacant  
**East:** East ETJ / Vacant  
**West:** East ETJ / Single-family development proposed

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable)

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide approximately 35 acres of vacant land for 188 single-family residential lots ranging between 4,959 to 12,763 square feet. A stormwater pond is also included within the development. Access to the subdivision is proposed from Paseo De Suerte Drive. The development is vested and is being reviewed under the former subdivision code.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of Morningside at Mission Ridge Unit Two subject to the following condition:

- That roadway improvements for Morningside at Mission Ridge Unit One be completed prior to filing of this plat.

**Planning Division Recommendation:**

Approval with condition.

**City Development Department - Land Development**

We have reviewed subject plats and recommend **Approval**, no objections.

**Parks and Recreation Department**

We have reviewed **Morning Side at Mission Ridge Unit Two**, a major preliminary plat map and offer Developer / Engineer the following comments:

Please note that this is a residential subdivision composed of **188** lots and **does not** include any "Park areas", "Trails" or "Open Space areas" which are necessary for the public welfare.

**Per City standards a total of 1.88 acres of "Parkland" would have been required**, however,

This subdivision meet the requirements to be excluded from the calculation for "Parkland Dedication" as it is not identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

**Section 19.20.020 - Dedication Required**

- A. Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

**El Paso Water Utilities**

1. EPWU does not object to this request.

**General**

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

**El Paso County 911 District**

No comments received.

**Sun Metro**

No comments received.

**El Paso Department of Transportation**

No comments received.

**El Paso Fire Department**

No comments received.

**Central Appraisal District**

No objections.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**Socorro Independent School District**

No comments received.

**Additional Requirements and General Comments:**

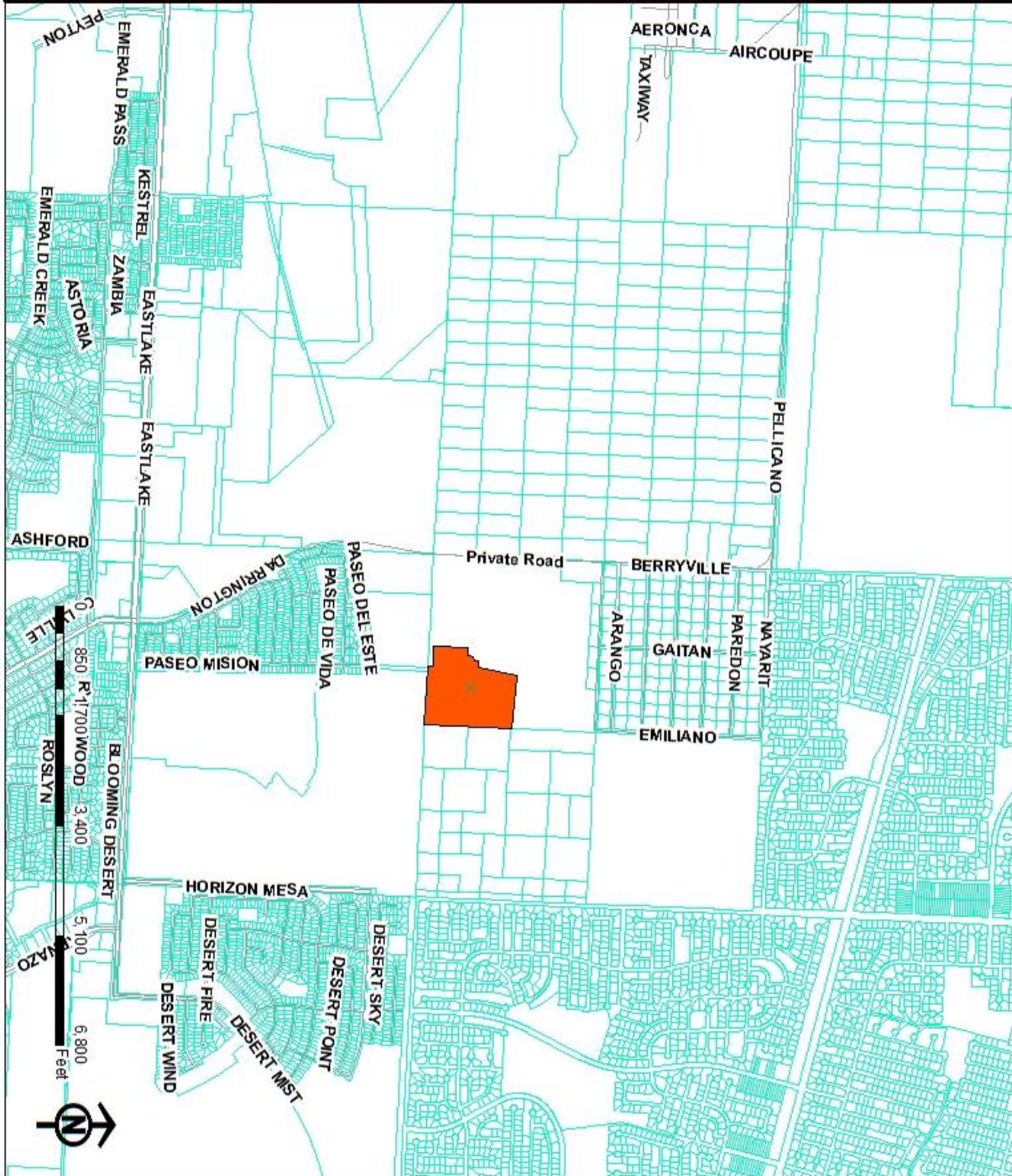
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Application

ATTACHMENT 1

# MORNINGSIDE AT MISSION RIDGE UNIT TWO





ATTACHMENT 2







# ATTACHMENT 4

2015.



## CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 08/14/2014

FILE NO. SUSU14-00086

SUBDIVISION NAME: Morningside At Mission Ridge Unit Two

- Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Section 20, Block 79, Township 3, Texas and Pacific Railway Company Survey,  
El Paso County, Texas  
Containing 35.225 Acres ±

- Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	24.667	191	Office		
Duplex			Street & Alley	8.364	
Apartment			Ponding & Drainage	2.194	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		192
Industrial			Total (Gross) Acreage	35.225	

- What is existing zoning of the above described property? N/A Proposed zoning? N/A
- Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes      No      N/A
- What type of utility easements are proposed: Underground      Overhead      Combination of Both X
- What type of drainage is proposed? (If applicable, list more than one)  
Storm sewer RCP system conveying runoff from developed site into retention pond.
- Are special public improvements proposed in connection with development? Yes      No X
- Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes      No X  
If answer is "Yes", please explain the nature of the modification or exception
- Remarks and/or explanation of special circumstances:
- Improvement Plans submitted? Yes      No X
- Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No       
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12.	Owner of record	State of Texas General Land Office 1700 N. Congress Ave, Ste 935, Austin Tx	78701	800-998-4456
		(Name & Address)	(Zip)	(Phone)
13.	Developer	Hunt Mission Ridge, LLC 4401 N. Mesa, El Paso, Texas	79902	(915)533-7990
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	TRE & Associates, LLC 801 N. El Paso St, El Paso, Texas	79902	(915)852-9093
		(Name & Address)	(Zip)	(Phone)

Refer to Schedule C for  
current fee.

OWNER SIGNATURE: \_\_\_\_\_

REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.



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